

**SPECULATORS ACQUIRE
NEW FLAT ON HEIGHTS**

Other Sales of Multifamily Houses Reported.

Samuel Waelt, Jr., and Joseph G. Cohen have bought from the Reuben Realty Company 651 West 11st street, a six story elevator apartment house finished about a month ago. It is between Broadway and Fort Washington avenue, on a plot 125x100, and accommodates forty-eight families. The structure was held at \$350,000 and returns an annual rental of approximately \$70,000. Charles Witkin negotiated the transaction.

John B. Sheeler of Fred J. Rullman's office sold for Ludwig Andreen the five story double apartment at 185 West 102d street, 25x90, adjoining the north corner of Amsterdam avenue. Mr. Andreen had owned the property since 1906.

Samuel Brenner sold to Pincus Margolis the two six story apartments, with stores, on plot 62x125, at the northeast corner of Washington avenue and 16th street. Henry F. Finkel was the broker.

The Manport Realty Company, I. Portman president, bought from a client of Frederick Minko through H. D. Baker & Co. and A. Robinson 211, 213 and 215 East Twenty-first street, two six story tenements, held at \$100,000.

Adolph Weiss and Aaron Weiss purchased from the M. Morgenstern Company, Inc., through Harry Shaper, 527 West 124th street, an apartment house, 33x100.

John R. Davidson sold for the General Synod of the Reformed Church in America, 338 East Sixty-first street, a five story quadruple flat, 25x100, to Elizabeth Van Nostrand.

**LORILLARD SPENCER
LOTS ON SALE TO-DAY**

J. P. Day Will Auction 1,206 Sites in East Bronx.

The Lorillard Spencer estate tract opposite Pelham Bay Park in The Bronx will be sold at auction this afternoon and evening by Joseph P. Day on the premises. The tract consists of 1,200 unrestricted, 25x100 foot lots, and the sale will be continued to-morrow and again on Friday and Saturday. The New York Public Library will be one of the beneficiaries of the sale. The property has extensive frontages on the Sound and on Eastern Boulevard south of Pelham Bay Park.

The lots are outside the five limits and frame construction is permitted. They are within a few short blocks of the Pelham Bay Park station of the Lexington avenue subway extension. Included in the sale are two dwellings and six other buildings.

**SALES IN MANHATTAN
REVEALED IN RECORDS**

The World Wet Wash Laundry sold to Isidor Zinker the two three story buildings 227 and 229 Mulberry street, 49.10x28.11.

Steel & Mayer sold to the Globe Development Corporation the five story building, with stores, at 3 Cedar street, 25x100.

Hyman Goldberg sold to Filomena Darnicento the three story dwelling 247 West 146th street, 19x99.11.

The West 138th Street Realty Company sold to James Stewart the three story dwelling 186 West Eighty-seventh street, 26x100.8.

Samuel Schwartz sold to Fanny Freed the six story flat, with stores, at the northeast corner of Madison avenue and 124th street, 18x50.

Aron M. Wasserman sold to Morris and Anna Grossbaum and Sarah Kosofsky the three story tenement 302 East 51st street, 20x48.6.

Lucy Madden sold to Annie E. Rasmussen the five story tenement 258 Hudson street, 25x100.

William H. King sold to the Sylvia Realty Corporation for \$36,300 the one, two and three story buildings at 129 West Forty-sixth street, 30x100.5.

William R. Thurston sold to William H. Archibald the two four story tenements 221 and 223 East Seventy-sixth street, 60x102.2.

QUEENSBOROUGH MARKET.

F. W. Scott & Co., Inc., in Jamaica, have sold for Prall Construction Company to A. C. Knoll of Manhattan a brick house at Bellair Park; for the same sellers to G. L. Miller of Elmhurst a brick house at Bellair Park; for Herman Berje to E. R. Lowe of Brooklyn a frame residence on Terrace avenue, Hollis Park Gardens; for Joseph H. Rosenthal to H. N. Humphreys of Mount Vernon a frame residence on Irving street, Queens; and for H. B. Scott to George H. Moss of Manhattan a frame residence on Chichester avenue, Hollis.

W. H. Schabhorn of Springfield, L. I., sold houses at Springfield Hillcrest to the following: George Gorman, John Lumpkin, Marie Tiedemann, David Downs, Harry Clarke, George La Belle, Henry Hammond; Charles Fletcher of Brooklyn purchased four lots; J. Hotaling ten lots, and J. Murphy three lots.

RESIDENTIAL RENTALS.

Worthington Whitehouse, Inc., rented furnished for Ernie Wilson, Jr., his residence 11 East Sixty-fourth street, to George Army; also furnished for Mrs. Henry M. Ives her apartment in 900 Park avenue to Mrs. Charles M. Morgan, and for T. Sloan Young his apartment in 187 East Sixty-sixth street to Alexander D. B. Pratt.

Moore, Schutte & Co. leased the following dwellings: For Misses May and Sarah Price 520 West 143d street; for Ada S. Feuchel 545 West 132d street and for Louise Lewis 611 West 146th street.

J. Arthur Fischer leased the three story dwelling 210 East Thirty-fourth street to Anna Streizel; 343 East Twenty-fourth street to Angela Wlekup and 244 East Thirty-fourth street to Barbara Rabenstein.

TO IMPROVE HEIGHTS PLOT.

M. I. Strunsky sold to Gustavus L. Lawrence the northeast corner of Broadway and 171st street, fronting 100 feet on Broadway, and behind 24 feet on the northerly end, by irregular.

This is part of the block bought by Mr. Lawrence last winter from the Clark Estates through the same broker. The corner was held at \$9,000. The buyer, the Mauban Realty Corporation, will improve it immediately with a six story apartment with stores.

REAL ESTATE AT AUCTION.

JOSEPH P. DAY, INC., Real Estate Auctioneer, 67 Liberty St., N. Y. Phone Cort. 114

MONEY TO LOAN & WANTED ON BOND & MORTGAGE.

Immediately advanced, first, second mortgages; interest 5%; any amount; quick answers. WALKER, 15 Park Row, Suite 201.

SECOND HEIRS

Money immediately advanced upon your estate; quick answers. WALKER, 15 Park Row.

CITY REAL ESTATE.

J. ARTHUR FISCHER
REAL ESTATE IN ALL ITS BRANCHES,
LONG ISLAND CITY, N. Y.

CROSS & BROWN
COMPANY
Real Estate in all its branches,
1333 Broadway, at 35th St.
1333 Broadway, at 35th St.

F. & G. PFLOMM,
REAL ESTATE,
1333 Broadway, at 35th St.
1333 Broadway, at 35th St.

H. L. MOXLEY & CO.
Business Property Brokers
320 Broadway, Tel. Franklin 5507.

Commercial Property
1251 Broadway, Suite 2027.

FRED FOX & CO.
257 MADISON AVE. 703 B'WAY

JOSEPH MILNER
REAL ESTATE
305 5th Ave. Tel. Vanderbilt 3507.

George B. Coria
Real Estate,
10 East Forty-third Street, New York.

A. V. AMY & CO.
Real Estate,
100 W. 78th St., N. Y. C.

Queens-Sale or Let.

\$600 balance \$55 monthly,
includes interest, fire insurance and payment on mortgage.

At Bay Park, East Rockaway
Steam heat, electric light, water, gas, sidewalk, near station; 38 min. to N. Y.

Long Beach Electric Division
Long Island R. R. East Rockaway
HEWLETT BAY HOMES, INC.,
Rhamo Ave. and East Rockaway Blvd.,
EAST ROCKAWAY.

HOUSES-BUNGALOWS.
Large rooms, tile kitchen, tile bath, shower, steam heat, tax-exempt; only \$1,900 down; 30 minutes to station; restricted section.

BEFORE You buy don't fail to see our new model, moderate priced 2-family dwellings. Finest in Brooklyn; pauper on request. JOHN P. CHURCH CORP., 132 Highview Avenue (Sea Beach Subway to Kings Highway station, Avenue R end).

SUBURBAN REAL ESTATE.
Long Island-Sale or Let.

FREEDPORT, L. I.
BUSINESS SITE
250 ft. R. R. front.
150 ft. street front.
Location center of city.
Very valuable.
Good for factory, coal or lumber yard, wholesale house.

My client will sell cheap.
TERMS REASONABLE.
Geo. M. Levy, Atty., 2 Rector St., N. Y. C.

JAMAICA.
A true German Colonial house in best section of Jamaica, built for \$22,500; to realize cash immediately builder offers for \$18,000; superior construction; finest fixtures and finish; 8 rooms, 2 baths, center hall, large living room, sun parlor, fireplace; all improvements, extra space. W. SCOTT & CO., 300 Fulton St., Jamaica, Phone 6070.

North Shore Properties
26 EAST 40TH ST. Tel. Vanderbilt 3556.
Real Estate Along the Great South Bay.
JEREMIAH ROBBINS, Babylon, L. I. Tel. 27.

Westchester-Sale or Let.

COUNTRY ESTATES AND HOMES.
Sale or Rent.
KENNETH IVES & CO.,
17 East 42d St. Murray Hill 6037.

CHAUNCEY B. GRIFFIN & CO.
Westchester's Leading Realty Experts.
19 East 41st St. Murray Hill 5206.

Connecticut-Sale or Let.

REAL ESTATE E. B. LOCKWOOD
Tel. 218 South Beach.
New Jersey-Sale or Let.

THE BEST IN LAKEWOOD
ESTATES FARMS COUNTRY
HOTELS COTTAGES PLOTS AND CHURCHES
SMOCK AGENCY, INC.
124 E. 2nd St. LAKEWOOD, N. J.

PLAINFIELD
THE QUEEN CITY OF NEW JERSEY
200 N. 2nd St. PLAINFIELD, N. J.

MONTCLAIR NEW YORK'S LEADING SUBURB. CONSULT
F. M. CRAWLEY & BROS.
R. E. Brokers, opp. Lackawanna Terminal.

Send for Illustrated Booklet.
J. J. SCHWARTZ, Plainfield Properties,
220 West Front St., Pl. 2933

For properties consult any member
Board of Realtors, Orange and Maplewood.

WEATHERS & CO., Englewood, N. J.
Englewood and Vicinity Real Estate.
Factories for Sale or Let.

EUGENE E. HUGHES & BROS., Realtors,
opp. station, South Orange, N. J.

REAL ESTATE-Europe.
MAGNIFICENT CASTLE
for sale, Rhone River Valley; every modern comfort; \$50,000, to be discussed. HAVAS, No. 2009, Lyon (France).

TO LET FOR BUSINESS.
From Battery to 14th St., Inclusive.

OFFICES-170 BROADWAY
\$2.90 Per Square Foot
1,500 SQ. FT., 2 YEARS LEASE.
R. Williamson, 50 Church St., Cortlandt 1549.

OFFICES-170 BROADWAY
\$2.90 Per Square Foot
1,500 SQ. FT., 2 YEARS LEASE.
R. Williamson, 50 Church St., Cortlandt 1549.

TO LET FOR BUSINESS.
From Battery to 14th St., Inclusive.

576 FIFTH AVE.
For Lease from Dec. 1st, 1922
Offices containing a space approximately 58x88, including partitions and office fixtures.
BROKERS PROTECTED.

Bethlehem Engineering Corp.
127 5th Ave. Vanderbilt 3157-3160.

REAL ESTATE AT AUCTION.**I wish to go
on Record TO-DAY**

The Lorillard Spencer Estate Sale of 1200 unrestricted, 25 x 100 ft., Pelham Bay Park, Long Island Sound and Eastern Boulevard Waterfront Lots is one of the greatest New York City Lot Auction Sale Opportunities ever offered by me.

New York City WaterFRONT
Pelham Bay ParkFRONT
Long Island SoundFRONT
Rice Stadium PlayfieldFRONT
Eastern BoulevardFRONT
Westchester Country ClubFRONT

PLUS 5ct. SUBWAY SERVICE

Are you looking to the front? If you are be in the front among the lucky buyers who take the time and trouble, and have the foresight, to Attend This Sale.

TO-DAY

and TO-NIGHT-Thursday, Oct. 12th
On the Premises, at 2 P. M. and 8 P. M., Rain or Shine
Take Lexington Ave. (Pelham Bay Park branch) subway to the Pelham Bay Park Station

For the Estate of LORILLARD SPENCER
and for the Benefit of THE NEW YORK PUBLIC LIBRARY

Absolute Auction

1200 Pelham Bay Park
25 x 100
New York City

Also Two Dwellings and Six Buildings

75% may remain on mortgage at 5%
70% at 4 1/2%-60% at 4%

Title Policies Free to Purchasers
from Lawyers Title & Trust Company - 50% at 3 1/2%

Attorneys, King, Lane & Trafford, 80 Broadway, N. Y. City.

Send for Bookmap
67 Liberty St.
New York City

Telephone
Cortlandt 0744

CITY REAL ESTATE.
Queens-Sale or Let.

CITY REAL ESTATE.
Queens-Sale or Let.

Your Rent Only \$5.00 per Room
If You Own One of These

Beautiful Individual One and Two Family Houses at
Gibson's Elmhurst Manor
Twenty Minutes from Grand Central via Interboro Subway, sc fare

Houses contain every known improvement; asphalt paved streets, sewers, auto driveways, etc. Several houses for immediate occupancy.

\$1,000 or More Cash-Price \$6,900 and Up
DESCRIPTIVE CATALOGUE ON REQUEST.

Beautiful Apartments in 2-Family Houses for Rent as Low as \$50 Monthly.
How to reach property: Take Subway to Grand Central, Transfer to QUEENSBORO SUBWAY (Queens Line) to ELMHURST AVE. Station, Gibson's Office at Foot of Stairs; or at ELMHURST MANOR, Jackson and Junction Aves., ELMHURST. Phone, 2002 Haverly. OPEN FOR INSPECTION DAILY AND SUNDAY.

By motor from 50th St., Manhattan, via Queensboro Bridge, out Jackson Ave. to Junction Ave., turn one block left to property.

TO LET FOR BUSINESS.
Above 14th St. to 50th St. (Inclusive).

20-22 East 46th St.
LOFTS
15x85---\$2,500
Suitable Light Manufacturing
CHARLES B. PLUMMER, Agt.
402 Madison Ave. Murray Hill 2890.

14 West 40th St.
OPPOSITE PUBLIC LIBRARY.
2nd floor, 25x90.
3rd floor new divided front and rear, also 6th floor with skylight and side windows. Most convenient location.
Rent \$3,900 to \$4,500. Possession at once.
FRED FOX & CO., INC., 290 Mad. Av.

4 East 53d St.
(One Door From 5th Ave.)
NEW 2-STORY BUILDING
Entire Floor For Office or Show Rooms
Rent Moderate
Possession at once.
FRED FOX & CO., Agts.,
297 Madison Ave., Cor. 11st St.

Penn. Terminal Building
370 7th Ave., Adjoining Penn. Station.
Light Offices, 2000 to \$7,500 Yearly.
APPLY AGENT OR YOUR OWN BROKER.

Above 50th St.-5th Ave. to North River.

2700 Broadway
CORNER 103D ST.
CONVENIENT BROADWAY SUBWAY.
DESIRABLE LIGHT, AIRY SPACE SUIT-
ABLE OFFICES OR LIGHT MANUFACTU-
RING PURPOSES.
RENTS \$550-\$1,250 PER ANNUM.
DWIGHT, ARCHIBALD & PERRY, INC.,
WATKINS 5300. 137 WEST 53D.

Miscellaneous.
RULAND & BENJAMIN, REAL ESTATE,
14 East 48th St. Vanderbilt 3343,
BUILDINGS, STORES, LOFTS.

116
East 53rd Street
at Park Ave.
8 Large,
Bright, Sunny
Rooms,
3 Baths.
Apply on Premises
OR
R. C. Voth
375 Park Avenue.

Unfurnished.
Above 14th St. to 50th St. (Inclusive).

42 East 78th Street
(Corner Madison Avenue).
Non-Housekeeping elevator apartment; 1 or 2 large light rooms with bath. Restaurant in building. Superintendent on premises.
Y 2028 Herald, 250 Broadway.

Unfurnished.
Above 50th St.-5th Ave. to North River.

940 Park Ave.
HIGH CLASS ELEVATOR APT. COR. 81ST.
Seven sunny rooms; 6 rooms; 2 bath; 2 large light rooms with bath. Restaurant in building. Superintendent on premises.
Housekeeping apartments.

42 East 78th Street
(Corner Madison Avenue).
Non-Housekeeping elevator apartment; 1 or 2 large light rooms with bath. Restaurant in building. Superintendent on premises.
Y 2028 Herald, 250 Broadway.

Unfurnished.
Above 50th St.-5th Ave. to North River.

300 West End Ave
Northeast
Corner of 74th Street
12 rooms

334 West End Ave
Southeast
Corner of 76th Street
8 and 10 rooms

575 West End Ave
Southwest
Corner of 88th Street
6 rooms

680 West End Ave
Northeast
Corner of 94th Street
6 rooms

945 West End Ave
Northwest
Corner of 106th Street
9 rooms

127 West 82d Street
Between
Amsterdam and Columbus Aves
4 rooms

APARTMENTS-Sale or Let.

An invitation
to inspect the furnished
Show Apartments, in the
Hawthorne & Chateau Court
apartment buildings at
Jackson Heights

THE interior decoration of these apartments is an example of the work of Alice G. Munyan, while the furnishing was done by Amos T. Hill Furniture Co.

Elevator Garden Apartments

Now Ready for Immediate Occupancy
5, 6 and 7 Rooms-2 to 3 Baths
Larger suites arranged to suit your requirements
Golf, Tennis, Children's Playgrounds, Gardens, Etc.
Tenant-Ownership Plan-Liberal Terms Social and Business References Required

The Queensboro Corporation
Manhattan
50 East 42d St.

Take Subway to Grand Central transfer to Queensboro Subway (Corona Line) to 25th St. (Jackson Heights) Station-(Office Opposite Station)
By Motor-59th via Queensboro Bridge, Jackson Ave. to 25th St.

Garden Apartments open for inspection until 10 P. M.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.

Unfurnished.
Above 50th St.-5th Ave. to North River.